

**REQUEST FOR
ACTION BY:
TOWN OF CLARENCE, N.Y.**

☒ Appeal Board
☐ Planning Board
☐ Town Board

☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Planning and Zoning

Date July 21, 2015

Action Desired Applicant requests a variance of 5.9' to allow for a 6.6' side yard setback for a proposed addition to the principle structure located at 5402 Center Pine Lane within the Planned Unit Residential Development zone.

Reason Town Code Reference:
§229-52 (B)

PLEASE PRINT

Name	Martin & Juliet Hurley		
Address	5402 Center Pine Lane		
	Williamsville	NY	14221
Town/City	State	Zip	
Phone	580-3563		
Signed	SIGNATURE ON FILE		

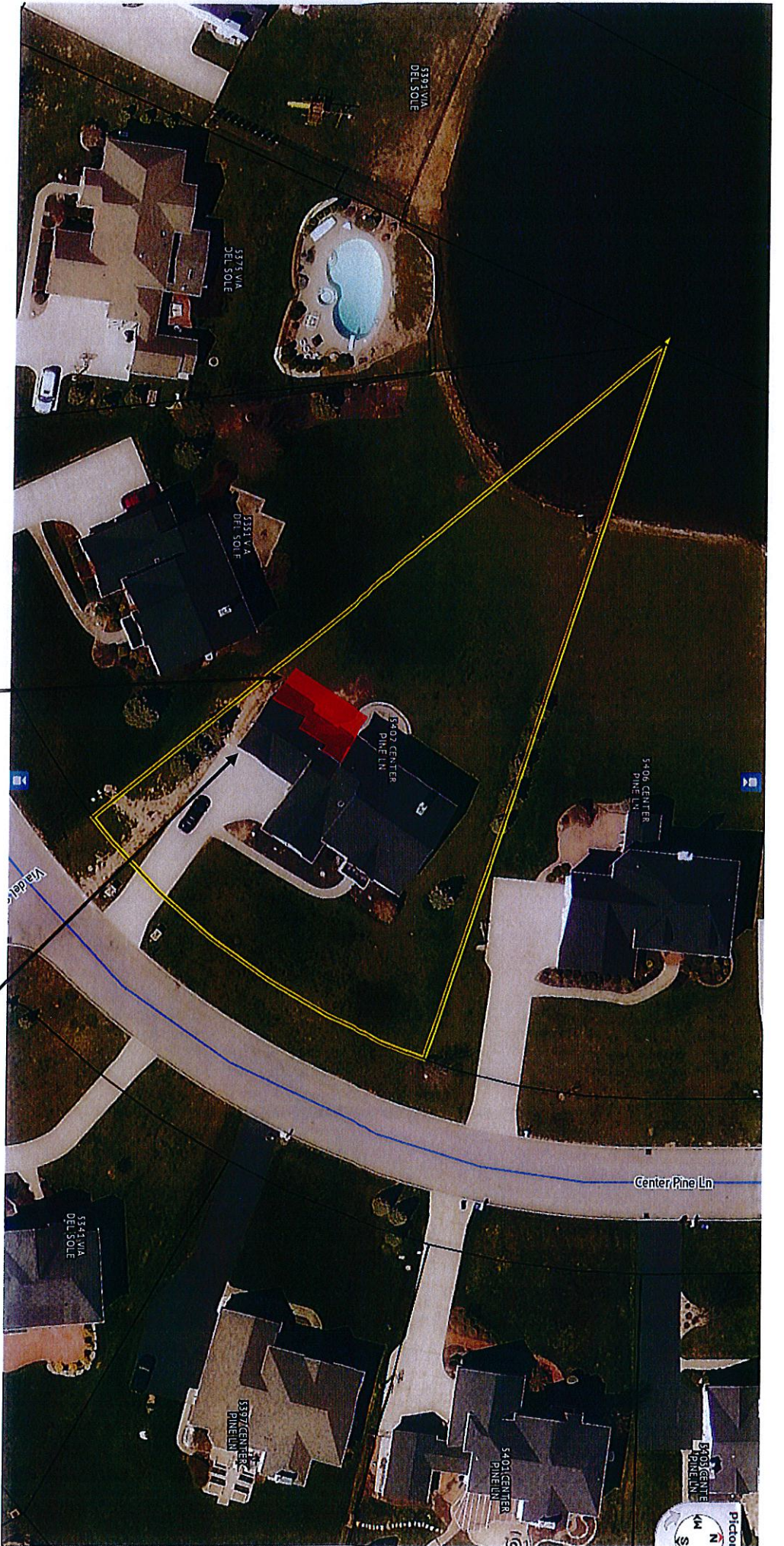
Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Hearing Held by _____ on _____ 20____

Final Action Taken

Approved ☐ _____ on _____ 20____
Rejected ☐ by _____ on _____ 20____
Published (Attach Clipping) _____ on _____ 20____
Filed with Town Clerk _____ on _____ 20____
Filed with County Clerk _____ on _____ 20____

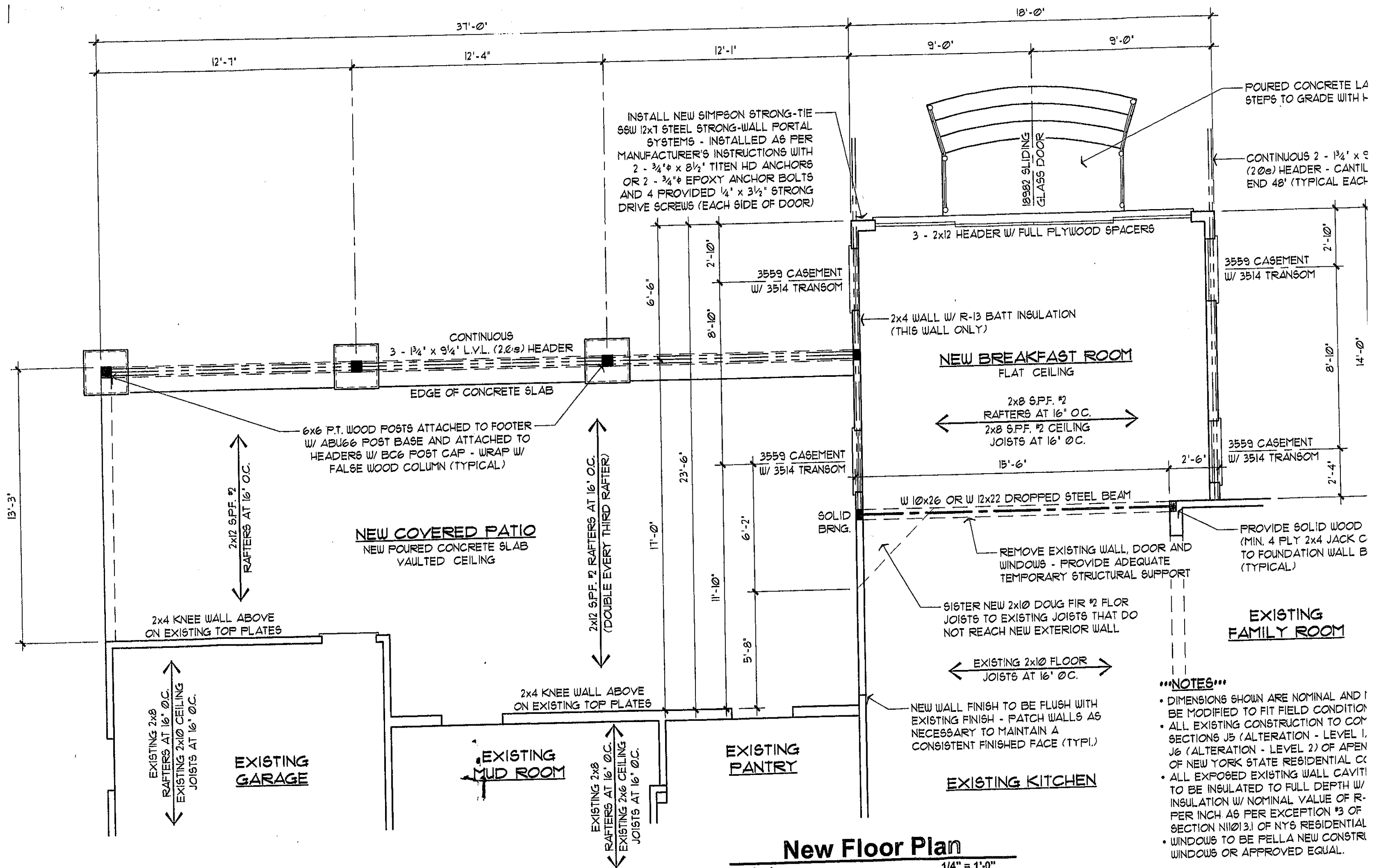


* note the parcel lines displayed are approximate
5402 Center Pine Lane

Proposed addition (covered patio)
to the principle structure resulting
in a 6.6' side yard setback.

Previous variance granted in August 2012 for a
10' side yard setback for the addition (garage) to
the principle structure.

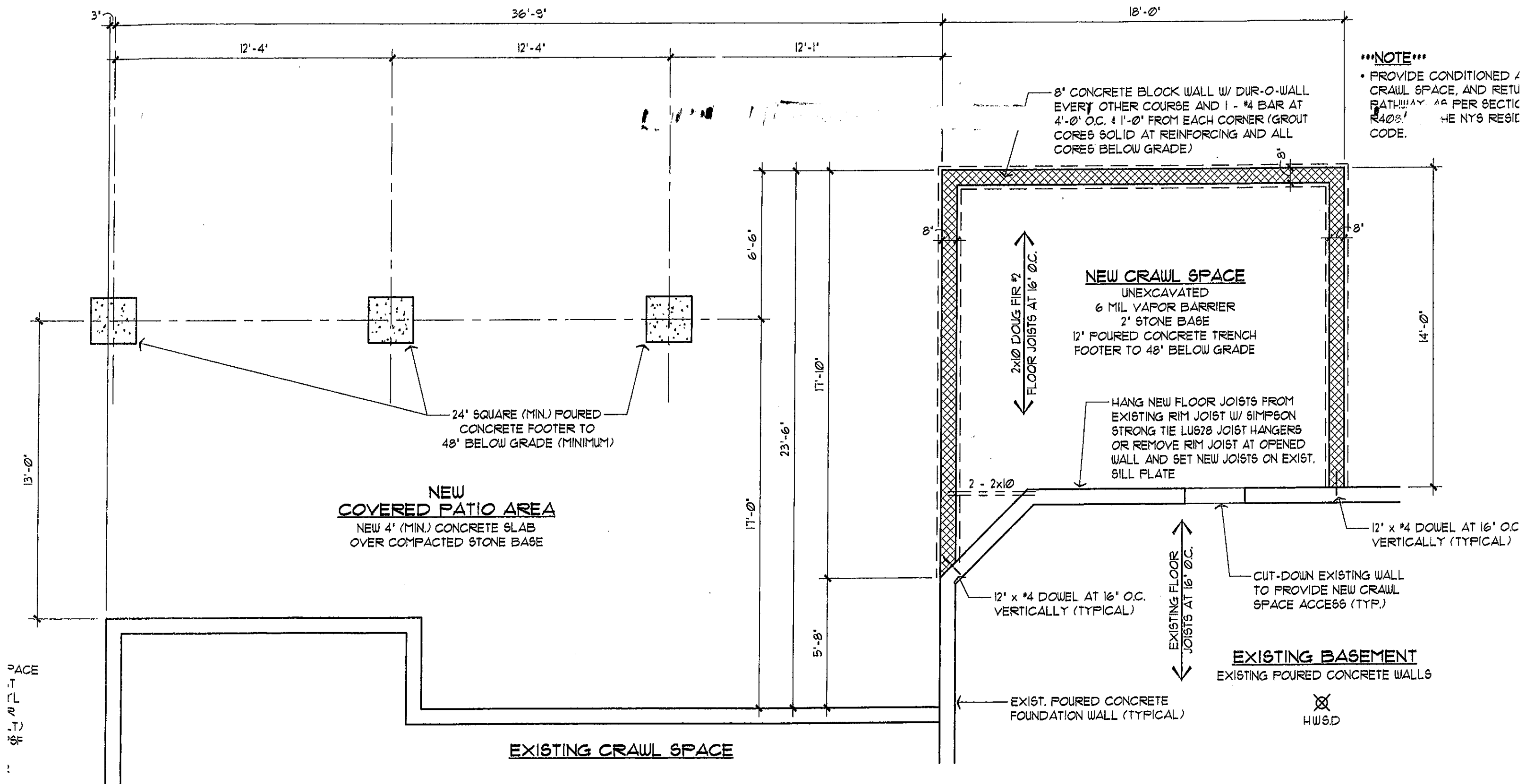




New Floor Plan

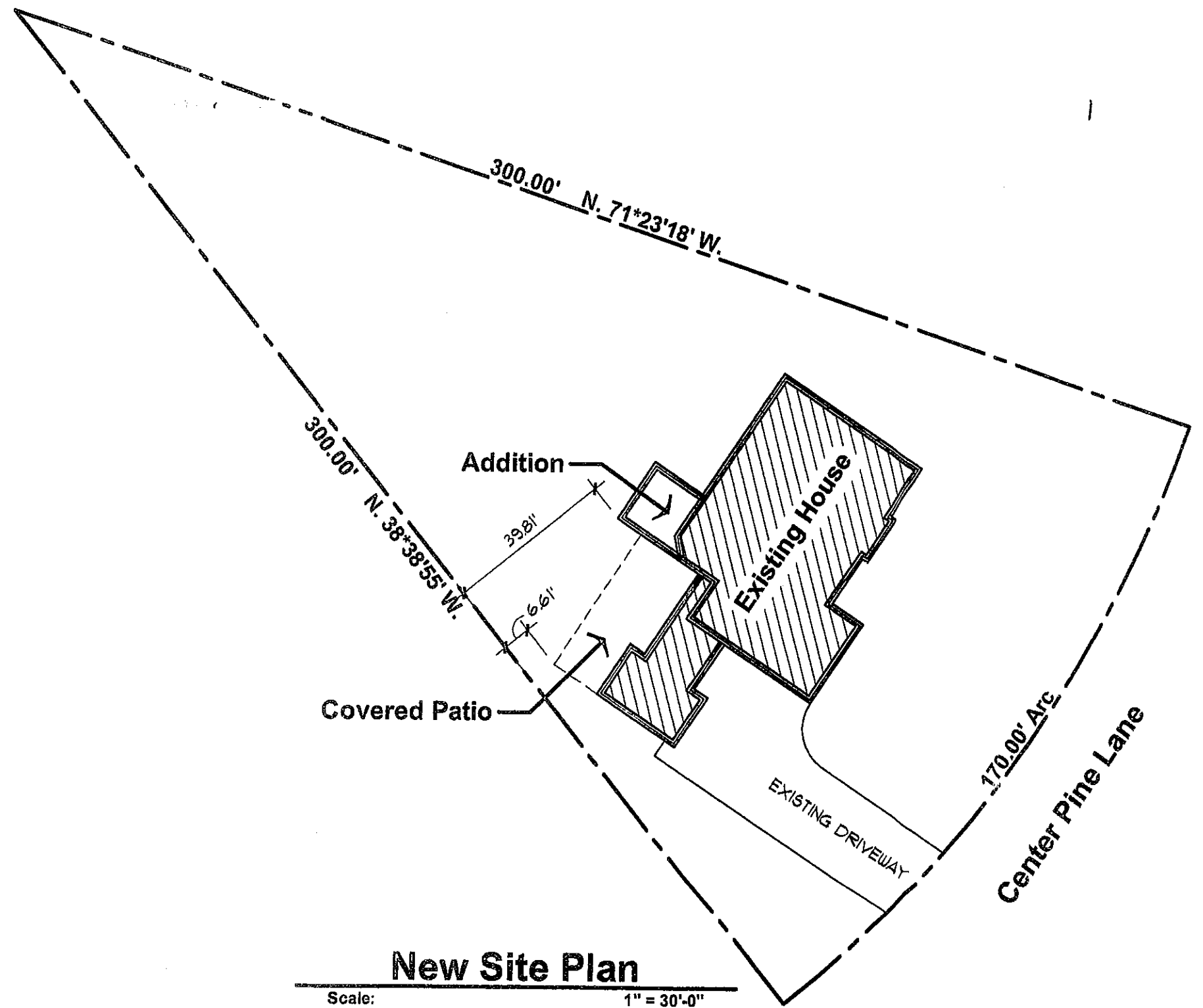
Scale:

1/4" = 1'-0"



New Foundation Plan

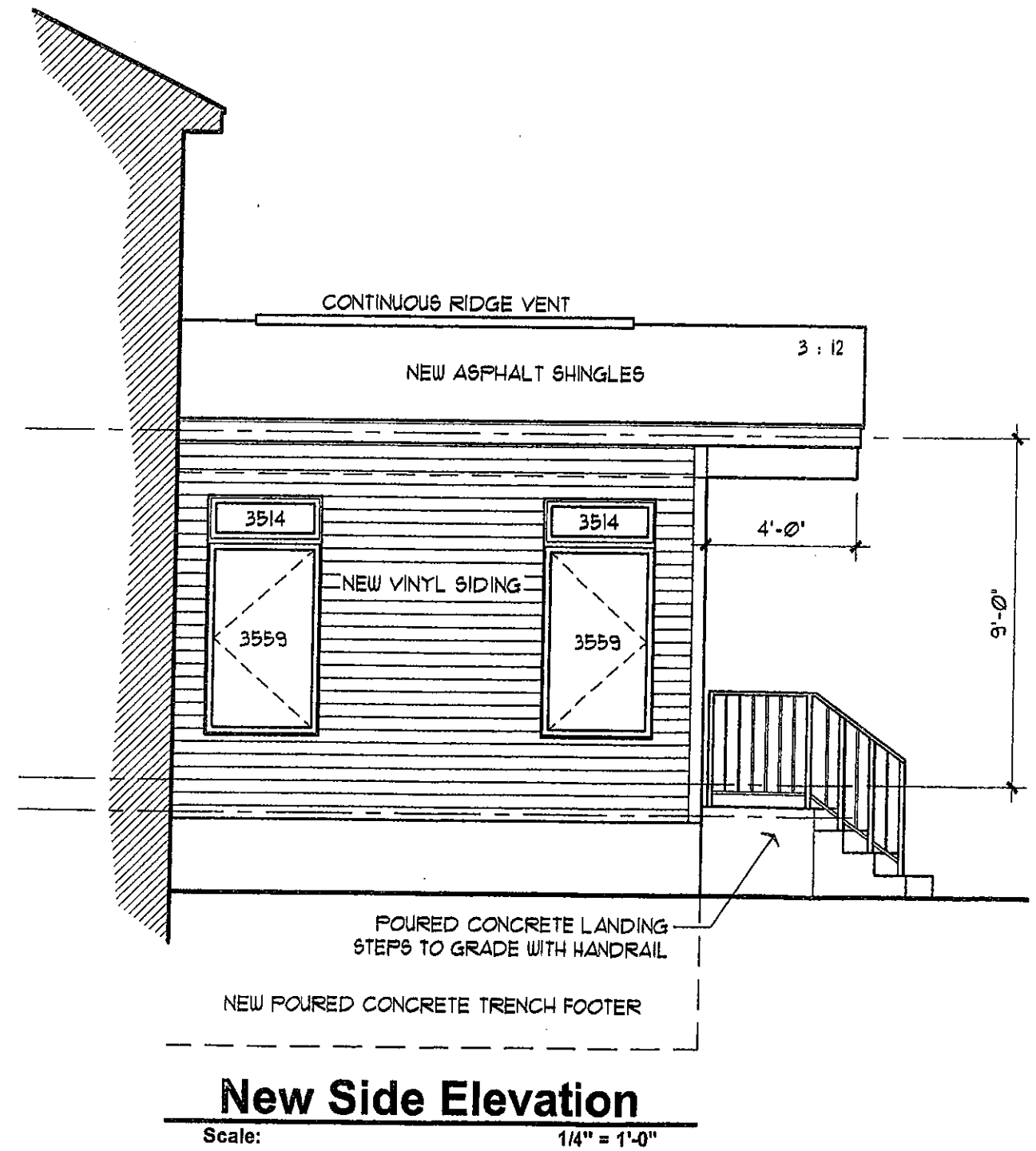
Scale: 1/4" = 1'-0"



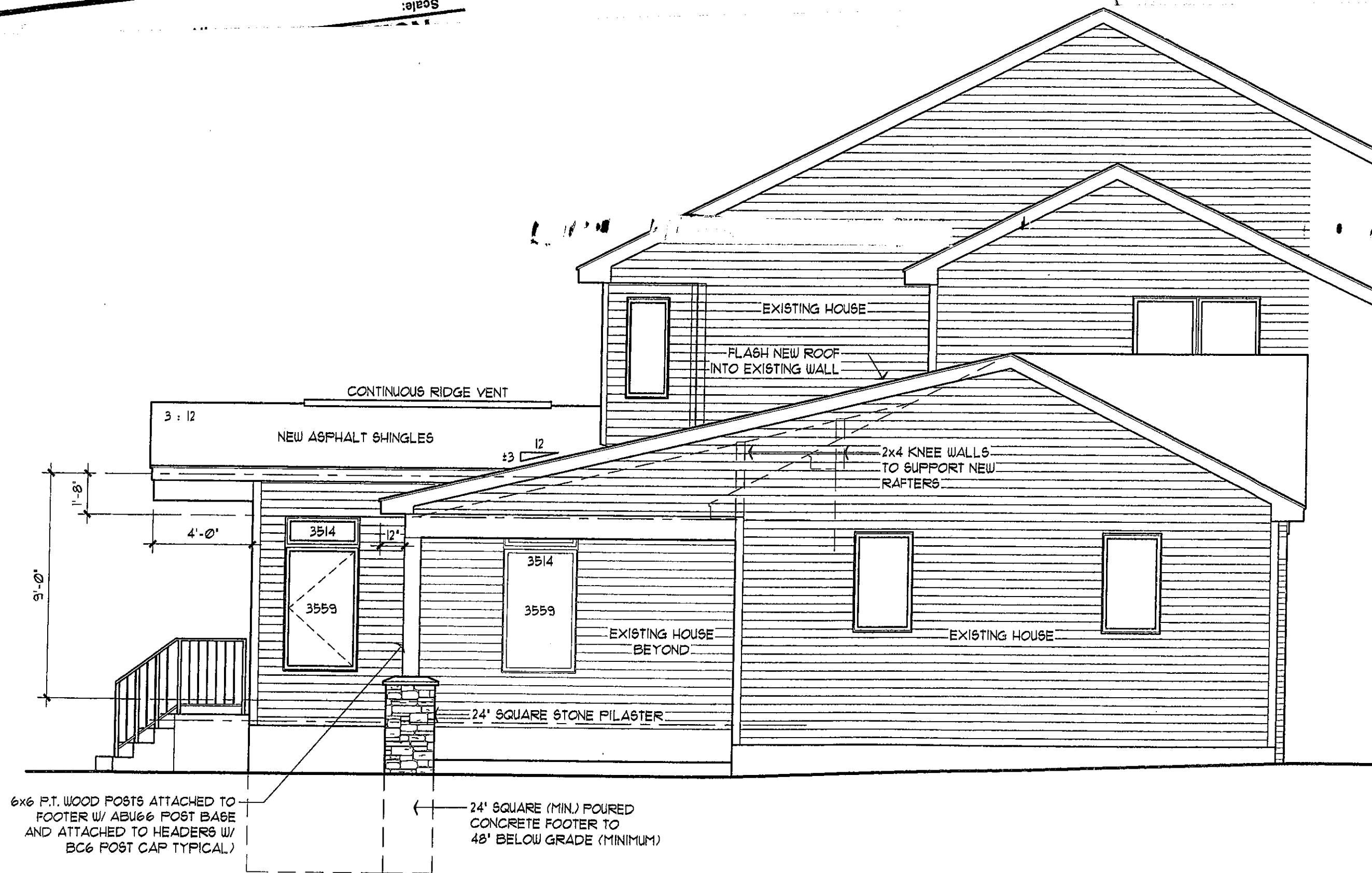
New Site Plan

Scale:

1" = 30'-0"



Scale:



New Side Elevation

Scale:

1/4" = 1'-0"

Z BA
mtg.

Appeal No. 1

Juliet M. Hurley
Planned Unit Residential Development (PURD)

814-12

Requests the Board of Appeals approve and grant a 2.5' variance to allow for a 10' side yard setback for the construction of an attached garage addition at 5402 Center Pine Lane.

Appeal No. 1 is in variance to § 229-52(B).

DISCUSSION:

Juliet M. Hurley and Martin Hurley are present. Mrs. Hurley said they want to add a single car garage and a mudroom. They have five (5) children and their oldest son has a car. They currently have a two car garage and need room for another vehicle. This will help provide more privacy for their backyard and their pond. This will also provide a side door to the home, which is important to Mrs. Hurley so she can see people coming and going to and from her property.

Neighbor notification forms are on file.

The construction materials of the addition will match the house. The potential contractor was present and explained that the roof line will blend in with the existing roof line off-set; it will be lower but with the same pitch and the same shingles.

The applicant will lose two (2) of the three (3) trees that are in the area of the proposed addition. They will try to re-locate the trees, but, because of the maturity of them, they may not take.

ACTION:

Motion by Ryan Mills, seconded by Daniel Michnik, to **approve** Appeal No. 1, as written.

Patricia Burkard
Ryan Mills
Arthur Henning

Aye
Aye
Aye

David D'Amato
Daniel Michnik

Aye
Aye

MOTION CARRIED.